

Public Land Auction

Alcona, Alpena, Montmorency, Oscoda

August 12th, 2021

Alcona, Alcona (Dnr), Alpena, Montmorency, and Oscoda Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Facebook.com/TaxSaleInfo

There are two ways to bid at our auctions this year:

ONLINE VIA OUR WEBSITE

ABSENTEE BID

(Absentee bids are for those who do not have computer access)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

CREATE YOUR ACCOUNT TODAY AT [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

Properties may be OCCUPIED or "being watched" by former owners or neighbors sympathetic with former owners. Occupants are often UNKNOWN and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

PLEASE REMEMBER that property lists can change up to the day-of-auction.

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- **NO CASH or PERSONAL CHECKS** will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by CERTIFIED (cashier's) check.**
- Your sale is NOT final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a TRACKABLE service like priority mail or FedEx to ensure timely delivery.

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

If you do not have internet access, **you can submit an absentee bid by e-mailing or calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

2021 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Benzie*, Grand Traverse, Manistee, Wexford	Eastern Upper Peninsula (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
Antrim, Charlevoix, Otsego	Crawford, Kalkaska*, Missaukee, Roscommon*	Alcona*, Alpena, Montmorency, Oscoda
8/5/2021	8/6/2021	8/12/2021
Cheboygan, Emmet, Presque Isle	Mason*, Muskegon, Oceana	Clare*, Lake*, Osceola, Newaygo DNR*
8/13/2021	8/16/2021	8/17/2021
Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Hillsdale, Jackson
8/18/2021	8/19/2021	8/20/2021
Monroe	Berrien*, Cass, Van Buren	Isabella, Mecosta*, Montcalm
8/23/2021	8/24/2021	8/25/2021
Allegan*, Ionia, Kent*, Ottawa	Bay, Gladwin, Midland DNR*	Clinton, Livingston, Shiawassee
8/26/2021	8/27/2021	8/30/2021
Lapeer, Saint Clair, Tuscola, Huron DNR*	Arenac, Iosco, Ogemaw	Saginaw*
8/31/2021	9/1/2021	9/2/2021
Genesee*	No Reserve Auction	* = Includes DNR Parcels
9/3/2021	10/15/2021	

Schedule is subject to change – Please see www.tax-sale.info for the latest information

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Alcona
- Alpena
- Montmorency
- Oscoda

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

2. Properties Offered

A. Overview

"Foreclosing Governmental Unit" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

Buyers will be responsible for all procedures and legal requirements for conducting evictions. Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned**. These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered *personal property*. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Alcona DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the DNR may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the DNR does not reserve mineral rights as described above, the DNR may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the DNR.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the DNR.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

The DNR and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

The DNR and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.

- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00, the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater, the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

Furthermore, the DNR may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The DNR **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the DNR is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. Furthermore, the DNR may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, **a penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

Buyers will be responsible for all procedures and legal requirements for conducting evictions. Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the DNR.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the DNR recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the DNR and deeds will be executed and recorded as required by law. The DNR will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction**. These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the DNR, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The DNR and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered *personal property*. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Alcona

Lot #	Lot Information	Address	Min. Bid	Sold For
100	Parcel ID: 012-021-100-068-00; Legal Description: T28N R9E SEC 21 COM NE COR & CL BLK RIV RD, N88DE W 1296.21 FT, S 1729.27 FT TO NELY ROW US-23, S 128.71 FT ALG ROW TO POB, SELY 77.37 FT M/L ALG SD ROW, S89DEGE 420.01 FT, N 520.91 FT CL GAUTHIER CK S51DEGW 385.47 FT & S4DEGW 47.03 FT & S7DEGW 54.81 FT & S51DEGW 67.11 FT & S72DEGW 138.74 FT ALG CK CL TO NELY ROW US-23, N33DEGW 77.37 FT M/L ALG SD ROW TO CL SD CK TO POB. Comments: Larger parcel than has a corner touching M23 just North of Harrisburg. Grade of parcel here is much lower than road. Has a small creek running through land. Summer Tax Due: \$72.55	N US-23 BLACK RIVER;	\$694.57	
101	Parcel ID: 013-420-006-037-00; Legal Description: T28N R8E SECS 35&36 LOT 37 BLK 6 LOST LAKE WOODS SUB. Summer Tax Due: \$19.20	N COTTONTAIL TRAIL LINCOLN;	\$558.69	
102	Parcel ID: 023-210-000-044-00; Legal Description: T28N R7E SEC 11 LOT 44 SHERWOOD FOREST EST SUB Comments: Lot 44 in Sherwood Forest Subdivision. Wooded, sloping hillside. Grade is lower than road. Buildable Always check with the Local Unit Assessor/Zoning about your plan! Summer Tax Due: \$50.17	ROBIN HOOD DR HUBBARD LAKE;	\$692.22	
103	Parcel ID: 030-031-200-014-00; Legal Description: T25N R5E SEC 31 S 650 FT M/L OF W 740 FT OF NW1/4 OF NW1/4 Comments: 11+ Acres of Rolling farm land, hay field, middle of country. Crop Or Nursery Planting; Summer Tax Due: \$225.55	W CURTISVILLE RD SOUTH BRANCH;	\$1517.67	
104	Parcel ID: 032-230-000-008-00; Legal Description: T25N R6E SEC 17 LOT 8 SUPERVISORS SUB OF EVER GREEN RIDGE. Comments: Be welcomed by the Sweet Pea and the Dutch lillies, about the only pretty thing about this one. In need of lots of repair. Looks like someone started to gut it and fix it up, some new windows but has roof issues. Roof Issues; Summer Tax Due: \$224.52	3048 M-65 GLENNE;	\$1537.20	
105	Parcel ID: 041-148-000-502-00; Legal Description: T25N R9E SEC 34 LOT 502 HURON CEDAR LAKE SUB #5 Comments: Semi wooded parcel with grade lower than road. Close to Lake Huron and just outside of Greenbush. Summer Tax Due: \$56.12	E MARTELL RD GREENBUSH;	\$734.93	
106	Parcel ID: 041-265-000-060-00; Legal Description: T25N R9E SEC 14 LOT 60 TIMBERLAKES ESTATES SUB Summer Tax Due: \$9.34	S BIRCHCREST DR GREENBUSH;	\$502.70	
107	Parcel ID: 041-266-000-227-00; Legal Description: T25N R9E SEC 14 LOT 227 TIMBERLAKES ESTATES SUB #2 Summer Tax Due: \$9.34	S TIMBERLAKES BLVD GREENBUSH;	\$520.91	
108	Parcel ID: 041-266-000-329-00; Legal Description: T25N R9E SEC 15 LOT 329 TIMBERLAKES ESTATES SUB #2 -UNBUILDABLE- Summer Tax Due: \$6.22	E CEDAR LAKE DR GREENBUSH;	\$512.02	
109	Parcel ID: 072-190-000-061-00; Legal Description: T27N R7E SEC 33 LOT 61 STUVE RANCH SUB. Comments: Wooded parcel with rolling terrain and grade is lower than road. Close to Jewel Lake and just outside of Barton City. Summer Tax Due: \$160.51		\$1212.57	

110	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 111-015-400-020-00; Legal Description: T27N R5E SEC 15 COM 150 FT W OF SE COR OF NE1/4 OF SE1/4, W 90 FT, N 207 FT, E 90 FT, S 207 FT TO POB EASEMENT S140/13 PARCEL "2" Comments: Two smaller homes or cottages that are in rough shape. Both have issues. Roof and floor. Would take a lot of work to make livable again. Roof Issues; Personal Property; Mold; Bundle;</p> <p>(2 of 2) Parcel ID: 111-015-400-025-00; Legal Description: T27N R5E SEC 15 COM SE COR OF NE1/4 OF SE1/4 & CL M-65, W 150 FT, N 207 FT, E 150 FT, S 207 FT ALG CL M-65 TO POB EXC M-65 ROW EASEMENT S140/13 PARCEL "1"</p> <p>Summer Tax Due: \$170.95</p>	2627 N M-65 CURRAN;	\$3003.18	2625 N M-65 CURRAN;
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Alcona DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10000	Parcel ID: 102-300-000-019-00; Legal Description: TERRI'S RESORT SUBDIVISION LOTS 19 20 Comments: FRONTAGE ON THE WEST SIDE OF EDGEWOOD DRIVE; FORESTED; PROPERTY DIMENSIONS ARE 100' (NORTH-SOUTH) X 90' (EAST-WEST) Dnr Aa; Summer Tax Due: TBA		\$2100.00	

Alpena

Lot #	Lot Information	Address	Min. Bid	Sold For
300	Parcel ID: 021-036-000-835-00; Legal Description: T30N R5E SEC 36 L-20 COM AT A PT 459 FT W OF SE COR OF SE 1/4 TH W 75 FT TH N 200 FT TH E 75 FT TH S 200 FT TO POB BEING PART OF SE 1/4 OF SE 1/4 Comments: Back in the day this was a cute little home or cottage. Need some repair to bring it back to life. Has roof issues, mold and open to the elements. Foundation looks to be in decent shape. Located outside of Lachine. Personal Property; Roof Issues; Mold; Summer Tax Due: \$125.74	16092 BEAVER LAKE RD LACHINE;	\$2119.57	
301	Parcel ID: 025-081-000-156-01; Legal Description: PONDEROSA SHORES SUB # 2 LOT # 155, 156 & 157 Comments: Move in ready Chalet style home! This place was taken care of. Almost perfect condition, just needs very minor repairs. Wooded setting. Nice detached two car garage. Good starter or retirement home or to use as a weekend get away! Personal Property; Summer Tax Due: \$519.60	257 PONDEROSA DR LACHINE;	\$4883.73	
302	This lot is a "bundle" comprised of 7 parcels (1 of 7) Parcel ID: 043-095-000-329-01; Legal Description: THUNDER BAY VILLAGE SUB NO 2 LOT # 329 & 330 Comments: 5 vacant lots and two older mobile homes nestled in the Thunder Bay Village subdivision. The mobile homes are in very rough condition and open to the elements. Haul them out and build something new. Just a few minutes from downtown Alpena Mobile Home; (2 of 7) Parcel ID: 043-105-000-343-00; Legal Description: THUNDER BAY VILLAGE SUB # 3 LOT # 343 & 344 (3 of 7) Parcel ID: 043-105-000-348-00; Legal Description: THUNDER BAY VILLAGE SUB # 3 LOT NO 348 (4 of 7) Parcel ID: 043-105-000-349-00; Legal Description: THUNDER BAY VILLAGE SUB # 3 LOT NO 349 (5 of 7) Parcel ID: 043-107-000-531-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 531 (6 of 7) Parcel ID: 043-107-000-532-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 532 (7 of 7) Parcel ID: 043-109-000-569-00; Legal Description: THUNDER BAY VILLAGE NO 5 LOT NO 569 Comments: Newer mobile home in bad shape. Floor and roof are moldy and squishy. Not worth saving. Haul this out and bring a new one in! Well and everything else is ready to go. Nice wooded setting. Just outside of the City of Alpena. Roof Issues; Personal Property; Mold; Mobile Home; Summer Tax Due: \$264.59	105 SITTING BULL RD ALPENA; 142 HOWARD RD ALPENA; 132 HOWARD RD ALPENA; 130 HOWARD RD ALPENA; 428 GERONIMO RD ALPENA; 432 GERONIMO RD ALPENA; 116 WABEEK CT ALPENA;	\$6968.28	
309	Parcel ID: 061-026-000-514-00; Legal Description: T29N R8E SEC 26 COM 1180 FT N OF SW SEC COR TH N 70 FT TH E 660 FT TH S 70 FT TH W 660 FT TO POB. PART OF W 1/2 OF SW 1/4 OF SW 1/4. Summer Tax Due: \$11.86	PRATT RD OSSINEKE;	\$714.84	
310	Parcel ID: 071-002-000-036-02; Legal Description: T31N R5E SECTION 2 COMMENCING 20 RODS S & 164 FEET W OF NE CORNER OF NW 1/4 OF NE 1/4 THENCE W 166 FEET THENCE S 166 FEET THENCE E 166 FEET THENCE N 166 FEET TO POINT OF BEGINNING PART OF NW 1/4 OF NE 1/4 Comments: OCCUPIED Mobile Home; Occupied; Summer Tax Due: \$117.62	4960 HODGINS RD LACHINE;	\$1576.79	
311	Parcel ID: 092-287-000-332-00; Legal Description: 301 W. CLARK ST. COM AT THE MOST SLY COR OF LOT 3 BLK 22 TAYLORS ADD TO THE CITY; TH NELY ON NWLY LINE OF COMMERCIAL ST 84.1 FT; TH NWLY 100.2 FT M OR L TO A PT WHICH IS 88 FT S OF SLY LINE OF TAYLOR ST & 24.6 FT W OF E LINE OF LOT 3; TH W & PAR WITH N LINE OF LOT 3, 41.4 FT TO W LINE OF SD LOT 3; TH S ON SD W LINE 94 FT M OR L TO NE LINE OF CLARK ST; TH SELY ON NE LINE OF SD ST 52.65 FT TO THE POB BEING A PART OF LOTS 3 & 4 BLK 22 TAYLORS ADD TO THE CITY Comments: Cute little home in the City of Alpena. Perfect for just starting out of retirement. Outside is in good shape with 2 car garage. Corner Lot. Inside could use some work, has good bones. Sanitation Issues And Garbage; Summer Tax Due: \$1,266.54	301 W CLARK ST ALPENA;	\$5454.39	

312	Parcel ID: 093-387-000-146-00; Legal Description: 120 N. NORTH ST. LOT 4 ALSO THE E 1/2 OF THE ALLEY ADJ SD LOT 4 BLK 8 FREERS ADD TO THE CITY Comments: Nice parcel Located in the City of Alpena. Close to all the amenities. Parcel is wood, but could be a buildable site. Check with the City of Alpena Assessor with your plan prior to bidding. Summer Tax Due: \$264.35	120 N NORTH ST ALPENA;	\$2334.26	
313	Parcel ID: 093-387-000-147-00; Legal Description: 2413 S. SECOND AVE. LOT 5 BLK 8 FREERS ADD TO THE CITY Comments: Corner parcel located in the city of Alpena. Close to all the amenities. Parcel is wooded but appears to be buildable. Quiet setting. Check with the City of Alpena Assessor with your plan prior to bidding. Summer Tax Due: \$191.94	2413 S SECOND AVE ALPENA;	\$1403.93	

Montmorency

Lot #	Lot Information	Address	Min. Bid	Sold For
4400	Parcel ID: 001-128-000-030-01; Legal Description: T29N R2E SEC 28 COM AT N 1/4 COR TH E 647.66' TO POB TH S 750' TH E 326.64' TH N 750' TH W 323.83' TO POB PARCEL A Comments: Nice wooded parcel that is for the most part at road grade level. Some Trillium on property. Summer Tax Due: \$122.55		\$983.57	
4401	Parcel ID: 001-643-000-009-00; Legal Description: T29N R1E SEC 27 LOTS 9-10 BLK 43 VILLAGE OF LEWISTON Comments: Mobile home that has been added on to. Has a roof build over mobile. Seems to be in decent shape. Some of the renovations are a little different. Mobile Home; Summer Tax Due: \$279.66	2956 CASEY ST LEWISTON;	\$1881.09	
4402	Parcel ID: 002-120-000-007-00; Legal Description: T30N R3E SEC 17 LOT 7 WHISPERING PINES SUB Comments: Older mobile home with an addition. Looks like they started fixing it up then stopped. Floor and roof issues. Could be quick fixes. Personal Property; Roof Issues; Mobile Home; Summer Tax Due: \$221.35	14385 AIRPORT RD ATLANTA;	\$1756.23	
4403	Parcel ID: 004-300-000-007-00; Legal Description: T31N R4E SEC 5 LOT 7 PINE RIDGE SUB Comments: 4 Bedroom no bath cottage! Older cottage or home that needs work. Personal Property; Summer Tax Due: \$345.42	18112 HAYDISH RD HILLMAN;	\$2223.07	
4404	Parcel ID: 005-010-000-220-00; Legal Description: T29N R3E SEC 10 COM AT THE SW COR OF SW 1/4 OF SE 1/4 TH N 80 RDS, E 10 RDS, S 80 RDS, W 10 RDS TO POB Comments: Nice smaller home or cottage. Has a nice pole barn on parcel as well. Approximately 20 by 40. Wooded behind pole barn. Paved drive. Exterior of home has some spots with minor rot Personal Property; Summer Tax Due: \$603.76	16520 HARWOOD RD ATLANTA;	\$3516.65	
4405	Parcel ID: 005-055-000-016-00; Legal Description: 01 T29N R3E SEC 27 LOT 16 POCAHONTAS PARK Comments: Smaller cottage or home with great potential. Interior roof issues and foundation problems. Hardwood floors under carpet, other than that just outdated. Property has a beautiful little creek running through back side. Has detached two car garage and an older shed. Personal Property; Roof Issues; Foundation Issues; Summer Tax Due: \$727.55	2210 POCAHONTAS TRL COMINS;	\$4125.98	
4406	Parcel ID: 006-126-000-080-00; Legal Description: T32N R2E SEC 26 COM AT SE COR OF SEC TH W 1274.6 FT TH N 435 FT TO POB TH CONT N 218 FT TH W 440 FT TH S 218 FT TH E 440 FT TO POB PARCEL D Comments: Older mobile home out in the sticks. Looks to be used as a hunting camp. Needs some repairs. Seems to be in ok shape. Personal Property; Mobile Home; Summer Tax Due: \$431.25	20101 BLACK BEAR RD ATLANTA;	\$2691.01	
4407	Parcel ID: 008-033-000-050-01; Legal Description: T30N R1E SEC 33 COM AT SW COR OF SE 1/4 OF SW 1/4 TH E 165 FT TO POB TH CONT E 330 FT TH N 1320 FT TH W 330 FT TH S 1320 FT TO POB 10 AC. M/L Comments: 10 Acres parcel. Has a clearing toward the front that looked like it used to be used for camping or for hunting camp. Buildings need removed, unusable. Obsolete Structure; Dangerous Building; Sanitation Issues And Garbage; Mobile Home; Summer Tax Due: \$275.23		\$1408.98	

Oscoda

Lot #	Lot Information	Address	Min. Bid	Sold For
5000	Parcel ID: 001-329-026-00; Legal Description: T26N R2E SEC 29 - W 214' OF E 1223' OF N 429' OF S 693' OF SE 1/4 OF NW 1/4. 2.11 A. Comments: Old (1960's-1970's) mobile home just outside of Mio. Other things scattered amongst property also (boats, campers, old junk) Did not go inside. Roof of porch collapsing and blocking doorway. Lot is very nice. Wooded and very quiet with only a couple houses in the surrounding area. Personal Property; Sanitation Issues And Garbage; Roof Issues; Dnvi; Dangerous Building; Mobile Home; Summer Tax Due: \$260.47		\$1646.21	
5001	Parcel ID: 001-329-038-05; Legal Description: T26N R2E SEC 29 - W 153' OF E 232' OF S 136.5' OF N 301.5' OF NE 1/4 OF SW 1/4. .49A . Comments: Nice setup at one time. Older mobile home(1980's or a little newer) with almost no siding left. Doors were blocked with items and screwed shut. Did not go inside but there is plenty of work outside too. Lots of debris. Other than that this is a nice quiet lot on a private 2-track. Mobile Home; Beware Of Dog; Freeze Damage; Personal Property; Dangerous Building; Summer Tax Due: \$285.81	2270 S HARRIS TRAIL MIO;	\$1763.78	
5002	Parcel ID: 001-552-010-20; Legal Description: T26N R2E SEC 13 - SUPERVISOR'S SECOND ADD. TO MIO E 124' OF W 315.6' OF S 160' OF N 291' OF LOT 10. Comments: Note: The county treasurer would like to inform bidders that family members of the former owner are attempting to purchase this property back at auction. This 1 story house in Mio looks worse on the outside than the inside (for a change). House does not have forced air heat and has only a few very old electric wall outlets. Needs updating and TLC but overall good condition. Lots of yard work and Salon could be a master bedroom. We have been told that there was a lot of water damage in the bathroom that affected the bathroom walls and floor as well as the kitchen wall. Obsolete Structure; Personal Property; Summer Tax Due: \$742.19	915 W 10TH STREET MIO;	\$2946.09	
5003	Parcel ID: 003-001-011-00; Legal Description: T27N R3E SEC 01- E 208' OF W 330' OF N 209' OF NW 1/4 OF NW 1/4. 1 A. Comments: Covered mobile home with a garage on Dew Road north of Fairview. Did not go inside but looks pretty rough. Garage on the other hand looks relatively new and in nice shape. One more shed and lots of trees and debris makes this a nice little northern project property! Did not locate utilities. Sanitation Issues And Garbage; Personal Property; Mobile Home; Summer Tax Due: \$138.57	2510 DEW ROAD FAIRVIEW;	\$1892.41	
5004	Parcel ID: 003-015-024-05; Legal Description: T27N R3E SEC 15 -BEG AT NE COR OF NE 1/4 OF SE 1/4, TH S 459.22', W 221' TO POB,TH S 246', W 240.01', N 246', E 240.01' TO POB. PARC C. 1.36 A M/L. Comments: This thing is HUGE! And in rough shape. Evidence of no occupants in sometime (minus the group session with laptops and diesel?) I did not go upstairs due to HEAVY ceiling damage (major roof issues), but I counted 6 bedrooms and 2 baths on the main level. I did not go downstairs due to obvious reasons. Enjoy the gallery! Roof Issues; Sanitation Issues And Garbage; Personal Property; Multiple Family Use; Mold; Freeze Damage; Foundation Issues; Dangerous Building; Summer Tax Due: \$631.77	1701 HOME DRIVE FAIRVIEW;	\$11958.92	
5005	Parcel ID: 003-015-024-15; Legal Description: T27N R3E SEC 15 - BEG AT NE COR OF NE 1/4 OF SE 1/4, TH S 298.72', W 50' TO POB,TH S 406.5', W 171', N 246', W 240.01', N 160.05', E 411.01' TO POB. PARCELS A, B & D. 2.48 A M/L. Comments: Mobile home in poor condition in Fairview. On the corner of Abbe Rd and Home Rd. This guy is pretty rough. I did not see any rough leakage but DON'T quote me on that. Yard full of overgrown treasures and trash. Across the street from a nice little park. Personal Property; Sanitation Issues And Garbage; Mobile Home; Mold; Summer Tax Due: \$84.44	1701 HOME DRIVE FAIRVIEW;	\$2164.71	
5006	Parcel ID: 003-150-001-50; Legal Description: T27N R3E SEC 15 - NORTH FAIRVIEW SUB LOT 1 & THE S 66' OF LOT 2. Comments: Mobile home pad and utility pole here on M-72. (North of lot 5005) Mobile Home Pad; Summer Tax Due: \$63.53	1701 HOME DRIVE FAIRVIEW;	\$1856.22	

5007	Parcel ID: 003-250-134-00; Legal Description: T27N R3E SEC 18 - SMITH LAKE HEIGHTS SUBD. LOT 134. Comments: Small vacant lot at the corner of 2 dirt roads (90 degree turn) Mostly wooded. Association Fees; Unbuildable Lands / Too Small; Summer Tax Due: \$9.70		\$481.14	
5008	Parcel ID: 004-350-003-00; Legal Description: T28N R2E SEC 07 - PINEY OAKS SUB. LOT 3. Comments: Could be a nice place. Looks semi-occupied with car under a cover. Upon looking at aerials of parcel the house sits on 2 lots. This is the lot to the south. Unbuildable Lands / Too Small; Antiquated Plat; Sideyard Parcel; Personal Property; Occupied; Dnvi; Summer Tax Due: \$397.38	5072 N TOWNLINE ROAD LEWISTON;	\$5205.77	
5009	Parcel ID: 004-575-034-00; Legal Description: T28N R2E SEC 07 - THREE LAKES IN THE WOODS # 3 LOT 34. Comments: Sitting far off the road is this old mobile home and a shed. A "Kennel" in the back and lots of debris. Meter there but not on. Did not go inside for inspection. Personal Property; Sanitation Issues And Garbage; Mobile Home; Summer Tax Due: \$90.21	2598 HILL ROAD LEWISTON;	\$1168.19	
5010	Parcel ID: 005-650-083-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES LOT 83. Comments: (Sister lot to 5011) I think I'm seeing double! A pathway (kind of driveway) cuts between the 2 lots. Heavily wooded. Nice street with tall trees. Together "maybe" buildable but solo I don't think so. Please do your research with the local unit assessor/zoning on your plan. Unbuildable Lands / Too Small; Summer Tax Due: \$51.25	3255 PINERIDGE DRIVE LEWISTON;	\$595.03	
5011	Parcel ID: 005-650-084-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES LOT 84 Comments: (Sister lot to 5010) A pathway (kind of driveway) cuts between the 2 lots. Heavily wooded. Nice street with tall trees. Together "maybe" buildable but solo I don't think so. Please do your research with the local unit assessor/zoning on your plan. Unbuildable Lands / Too Small; Summer Tax Due: \$51.25	3247 PINERIDGE DRIVE LEWISTON;	\$595.03	
5012	Parcel ID: 005-650-092-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES SUBD. LOT 92. Comments: Note: The county treasurer would like to inform bidders that family members of the former owner are attempting to purchase this property back at auction. This mobile home has an addition built on and a detached garage. Lots of property and debris. Did not go inside for inspection. Sanitation Issues And Garbage; Dnvi; Personal Property; Mobile Home; Summer Tax Due: \$393.15	5430 LAKEVIEW DRIVE LEWISTON;	\$2146.76	
5013	Parcel ID: 005-650-104-50; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES LOT 104 AND 105. Comments: Mostly wooded lot on Nesslewood. Looks like someone was doing some clearing at 1 time. Pathway type drive back to an opening. Summer Tax Due: \$102.55	3253 NESSLEWOOD DRIVE LEWISTON;	\$830.38	
5014	Parcel ID: 005-725-066-00; Legal Description: T28N R1E SEC 12 - VALLEYWOOD EST. LOT 66. Comments: This vacant lot currently contains personal belongings from the neighbor, including a small camper (that is not included). Could be a decent little lot once cleaned up. (please note: we previously stated that a mobile home once stood here, but the dilapidated mobile home is actually on the neighboring lot and is *not* included in this sale). There are no utilities, well, or septic on this lot). Unbuildable Lands / Too Small; Personal Property; Summer Tax Due: \$47.61	5306 SPRUCE DRIVE LEWISTON;	\$560.64	
5015	Parcel ID: 005-725-101-00; Legal Description: T28N R1E SEC 12 - VALLEYWOOD EST. LOT 101. Comments: Mobile home is a lost cause. But the lot and location are nice. Quiet dead end street and thick pine trees. Personal Property; Mobile Home; Sanitation Issues And Garbage; Mold; Dangerous Building; Summer Tax Due: \$263.24	3318 HOLLYBROOK DRIVE LEWISTON;	\$1556.42	
5016	Parcel ID: 005-785-013-00; Legal Description: T28N R1E SEC 16 - GARLAND WOODS ON THE FOUNTAINS GOLF COURSE LOT 13. Comments: Vacant lot in Garland. Heavy wooded but buildable I believe. Please do your research with the local unit assessor/zoning on your plan. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$90.07	2720 MALLARD LANE LEWISTON;	\$769.32	

5017	Parcel ID: 005-787-022-00; Legal Description: T28N R1E SEC 16 - LOT 22 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III. Comments: Vacant Lot on Sky View in Garland. Nice houses on street. Heavily wooded but definitely buildable. Please do your research with the local unit assessor/zoning on your plan. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$82.86		\$621.46	
5018	Parcel ID: 005-788-008-00; Legal Description: T28N R1E SEC 16 - UNIT 8 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. Comments: Vacant Lot in Garland "Fairway side" on hole #7 Fountains Course. Nice lot! Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$82.86	524 FOUNTAINS DRIVE LEWISTON;	\$736.53	
5019	Parcel ID: 005-792-111-00; Legal Description: T28N R1E SEC 22- LOT 111 GARLAND WOODLANDS. Comments: Wooded lot in Garland resort (not on paved road) Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$66.19		\$738.05	
5020	Parcel ID: 005-800-063-00; Legal Description: T28N R1E SEC 22 -LOT 63 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-20 & 005-25, 005-30 & 005-35. Comments: Vacant wooded lot in Garland "campground". No road access. Unbuildable Lands / Too Small; No Power In Area; Association Fees; Summer Tax Due: \$33.09		\$515.94	
5021	Parcel ID: 006-311-011-00; Legal Description: T26N R3E SEC 11 - N 168' OF S 939.5' OF E 85.3' OF W 250.3' OF NE 1/4 OF SE 1/4. Comments: Vacant lot close to the Au Sable River. At the end (not accessible) of a private dr. Do your homework but this could be a nice little wooded getaway. Unbuildable Lands / Too Small; Encroachments; Easement Or Access Across; Summer Tax Due: \$36.70		\$485.34	
5022	Parcel ID: 006-318-095-10; Legal Description: T26N R3E SEC 18 - TH S 120' OF W 22 RDS OF N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 1A. 2001 SPLIT FROM 006-318-095-00 Comments: Nice lot with large trees on M-33 just south of town. Next door to an old sporting good store. Foundation from old structure still on property along with a shed and a van. I did locate a well head. Personal Property; Obsolete Structure; Summer Tax Due: \$126.87	1475 S MT TOM ROAD MIO;	\$792.38	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.